

|  |   |
|--|---|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>Sullivan Hill Rez & Engel<br>A Professional Law Corporation<br>James P. Hill, SBN 90478<br>600 B Street, Suite 1700<br>San Diego, CA 92101<br>Tel: (619) 233.4100<br>Fax: (619) 231.4372<br>hill@sullivanhill.com<br><br><input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Elissa D. Miller, Chapter 7 Trustee | FOR COURT USE ONLY  |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>  |   |
| In re:<br><br>RUWANI NAMAL MUNAWEERA TANTULA,<br><br><br><br><br><br><br><div style="text-align: right;">Debtor(s).</div>  | CASE NO.: 2:18-bk-16688-BB<br><br>CHAPTER: 7<br><br><br><br><br><br><br><div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div> |
| <b>Sale Date:</b> February 17, 2022  | Time: 2:00 p.m.   |
| <b>Location:</b> Roybal Federal Building 255 E. Temple Street, Los Angeles, CA Courtroom 1375<br><b>ZOOM Video Hearing</b> *Check tentative ruling morning of the day before hearing for instructions*   |   |

**Type of Sale:** ☒ Public ☐ Private

**Last date to file objections:** February 10, 2022

**Description of property to be sold:**

Real property (a fourplex) commonly known as 1984 Cosmic Drive, Las Vegas, NV 89115 (APN 140-19-711-025).

**Terms and conditions of sale:**

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Declaration of Trustee Elissa D. Miller.

Sale subject to overbid – see below

**Proposed sale price:** \$450,000, subject to overbids

**Overbid procedure (if any):**

The following is a summary – See Motion for full recitation of terms.

First overbid to be no less than \$460,000 with subsequent overbids of no less than \$5,000; deposit of 5% of first minimum overbid non-refundable if bid is accepted and approved by Court; no contingencies. Overbid deposit of at least \$23,650 required by cashier's check and proof of available funds to close escrow and agreement to be bound by purchase agreement to be delivered to Trustee at 333 South Grand Avenue, Suite 3400, Los Angeles, CA 90071 by 12:00 noon on February 16, 2022.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

February 17, 2022, 2:00 p.m.  
Courtroom 1375  
255 E. Temple Street  
Los Angeles, CA 90012

Hearing likely to be held by Zoom. Qualified overbidders should contact counsel for Trustee or Broker for information the afternoon on the day prior to the hearing. All appearing overbidders must be registered with the Trustee and Court by 2:00 p.m. day prior to hearing

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Elissa D. Miller  
emiller@sulmeyerlaw.com  
SulmeyerKupetz, A Professional Corporation  
333 South Grand Avenue, Suite 3400  
Los Angeles, CA 90071  
Telephone: 213-626-2311  
Fax: 213-629-4520

or

Broker  
Meghan Hofland  
Realty One Group  
2831 St. Rose Pkwy #100  
Henderson, NV 89052  
Cell: 702-301-6474  
meghanj24@yahoo.com

Date: 1/27/22

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

600 B Street, Suite 1700, San Diego, CA 92101

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 1/27/22, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:  
**See Attached ECF List**

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 1/27/22, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Cal Realty One Group, Inc.  
2831 St. Rose Parkway #100  
Henderson, NV 89052

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 27, 2022  
*Date*

Linda Gubba-Reiner  
*Printed Name*

/s/Linda Gubba-Reiner  
*Signature*

ADDITIONAL SERVICE INFORMATION (if needed):

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Melody G Anderson manderson@hrhlaw.com
- Eliza Ghanooni eliza@ghanoonilaw.com,  
monicabedia@ghanoonilaw.com;R54407@notify.bestcase.com
- Stella A Havkin stella@havkinandshrago.com,  
havkinlaw@earthlink.net;shavkinesq@gmail.com
- James P Hill hill@sullivanhill.com,  
bkstaff@sullivanhill.com;hill@ecf.inforuptcy.com;kramer.kathleenc.r97749@notify.bestcase.c  
om;Cashman-Kramer@sullivanhill.com
- Elissa Miller (TR) CA71@ecfcbis.com,  
MillerTrustee@Sulmeyerlaw.com;C124@ecfcbis.com;ccaldwell@sulmeyerlaw.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

